

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
June 23, 2021

NOTICE THAT THE JUNE 23RD, 2021 REGULAR PUBLIC MEETING OF THE TOWN OF HIGHLAND ADVISORY BOARD OF ZONING APPEALS WILL BE CONVENED AS AN ELECTRONIC MEETING, PURSUANT TO GOVERNOR HOLCOMB'S EXECUTIVE ORDERS 20-04, 20-09 AND 20-25 AND NOW EXTENDED BY EXECUTIVE ORDER 21-08, THROUGH APRIL 30, 2021, PURSUANT TO IC 5-14-1.5-3.6, FOR THE DURATION OF THE EMERGENCY.

Topic: Town of Highland - BZA

Time: Jun 23, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95955649738?pwd=aVvkYnl4OUVoYUpxNXdKVENXb2ZBdz09>

Meeting ID: 959 5564 9738

Passcode: 965343

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- 1) **OPENING: Pledge of Allegiance Led By:** Mrs. Murovic
- 2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzynski, Mr. Helms, Mr. Thomas and Mrs. Murovic.
- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on May 26, 2021? If none, they will stand approved as posted.
- 4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be July 28th, 2021.
- 5) **COMMUNICATION:** None
- 6) **Old Business: Approval of Findings of Fact for Price Point Builders, LLC, PO Box 1343, Crown Point, IN 46308,** requesting a Use Variance to allow residential use for a B-2 (Central Business District) for the property at 8535 Henry Street, Highland, IN 46322. {HMC 18.40.020} (A) Limitations of use. Dwelling units are not permitted below the second floor on lots which contain a business use. The property is zoned B-2 (Central Business District). The existing residential use is legal non-conforming.
- 7) **Old Business: Approval of Findings of Fact for RPS Highland, LLC, 8301 Indianapolis Blvd., Highland, IN 46322, C/O Jared Tauber, 1415 Eagle Ridge Drive, Schererville, IN 46375,** requesting a Use Variance to use the property at 8301 Indianapolis Blvd., Highland, IN 46322 for a Logistics Hub and Storage Facility for car parts. {HMC 18.45.030} (C) (h) Permitted uses restricted in Overlay District.
- 8) **Old Business: Approval of Findings of Fact for ASA ABOVE THEREST, LLC, 702 E. Washington Street, Shelbyville, IN 46176,** requesting a variance to install a sign measuring 446.2 square feet at the location of 10251 Indianapolis Blvd., Highland, IN 46322, which exceeds the standard allowed square footage in the Zoning Ordinance. {18.83.030} (B) (3) (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.
- 9) **New Business: Deferred Public Hearing for F & E Ventures, LLC, 473 N. Oak Street, Elmhurst, IL 60126, C/O Scott Yahne, 9301 Calumet Avenue, Munster, IN 46321,** requesting a Use Variance to construct a Car Wash in an Overlay District on the property located at 8955 Indianapolis Blvd., Highland, IN 46322. {HMC 18.45.030} (C) (h) Permitted uses restricted in Overlay District. {HMC 18.115.050} Use Variance to permit Car Wash, which is not a permitted use.

BUSINESS FROM THE FLOOR: None.

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____

Agenda is subject to change without notice